

Item No.	Date Received	Topic and/or RFP Section Reference	Question	Answer
65.	01 November 2008	Article 5.2.4.4	According to RFP, Offerors are required to explain what aspects of the three(3) development and construction projects submitted for the past performance evaluation. However, Article 5.2.4.1.1 specifies that offeror shall identify at least two(2) and no more than three(3) examples of its past performance in the areas of Development & Construction Management for relevant projects by referring back to Section 5.2.4.4. On the other hand, Article 5.2.4.3 (Case Studies) requires two(2) projects for Development/Construction and O&M, respectively. What are the exact required numbers of projects we should submit for each part? Please clarify.	<i>Offerors shall provide 2 or 3 examples each for both Design & Construction experience, as well as Operations & Maintenance experience.</i>
66.	01 November 2008	Article 5.2.4.4.2	According to the RFP and Amendment 001, similar O&M projects are defined as residential management engagements COMPLETED either within the ROK or abroad, within the past 10 years and consisting of 1,000 units or more. Does it include projects for which the Offeror is currently providing OM services or does it mean only projects of which OM contract have expired? The word 'COMPLETED' confuses.	<i>The Government will review projects that have been completed, as well as projects for which the Offeror is currently providing O&M services. If the project is on-going, rather than complete, it will be important that the Offeror is able to communicate the level of success and/or client satisfaction.</i>
67.	01 November 2008	Appendix C	Is there a requirement for DSCR at the moment?	<i>Debt Service Coverage Ratio (DSCR) is a required input in the Pro Forma Template and Offerors must include a DSCR in their proposal in accordance with their lender's commitment letter and terms sheet. There is no minimum or maximum DSCR set by the US Government for this project.</i>
68.	03 November 2008	Appendix D	Phase 1 project site limit line is not shown because of the site adapt drawings. Specific project site limit lines must be shown to include or exclude the roads, sidewalks, curbs, etc. in the BTL SLQ scope of work or not.	<i>The project site limits will be provided in a future amendment.</i>
69.	03 November 2008	Page 13, para 3.3.5.1.5	RFP indicates that U.S. Government will provide four (4) major appliances and will install, repair, replace, and maintain. Appendix B Government Furnished Materials says "None for this project".	<i>Yes, the US Government will provide major appliances, as identified in Section 3.3.5.1.5, in accordance with the Standard Design: "Each unit shall be furnished with the following items</i>

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			Clarify.	<p><i>from the U.S. Government in accordance with the Standard Design:</i></p> <ul style="list-style-type: none"> ▪ <i>Combination refrigerator/freezer</i> ▪ <i>Range</i> ▪ <i>Microwave oven</i> ▪ <i>Stackable washer and dryer</i> <p><i>Furthermore, stated in Section 3.4.6 of the RFP, “the U.S. Government will install, repair and replace U.S. Government-supplied furniture and appliances (ranges, microwaves, washers and dryers)”</i></p> <p><i>This information in the RFP is consistent with the information in Appendix B (O&M plan) per O&M Plan on p. 4, Section 1.A.1(p).</i></p> <p><i>However, to provide additional clarification, an Amendment 002 to the RFP shall be issued to modify Appendix B, Section 1.A.1(p) as follows:</i></p> <p><i>“The Lessee will install, repair, replace, and provide preventive maintenance support to Lessee property (ranges, microwaves, washers and dryers, and combination refrigerator/freezer).”</i></p>
70.	03 November 2008	RFP Page 13, para 3.3.6	<p>The Lessor shall provide for the installation of one or more utility meters to monitor electricity usage to its on-site Administration Facility”</p> <p>Does the “Admin Facility” mean Lessor’s Field Office to be placed in a corner of underground parking area?</p>	<i>Yes.</i>
71.	03 November 2008	Appendix K	Lessor is required to revise or modify the architectural drawings partially. Do the partially revised or modified drawings require U.S. licensed architect’s stamps? Can we submit for Government’s review and approval without the stamps?	<i>Offeror’s site adapt drawings do not require stamping at the time of submission; however, once complete (following the selection of the Lessor), the final designs and construction drawings must be reviewed and stamped by a U.S. licensed Architect or Engineer.</i>
72.	03 November 2008	RFP Section	According to a report of Korean Institute of Registered	<i>Yes, the Government’s requirement is that the individual</i>

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		3.3.1	Architects, there are about 200 US licensed AIA or PE are in Korea. Most of them were educated in the U.S. and licensed after their school. Is it possible for them to use their stamps on the BTL SLQ drawings?	<i>stamping the drawings possesses a valid U.S. license, not that they reside in the U.S. (Also, see answer to Q71 above regarding drawing certification)</i>
73.	03 November 2008	Submittal Requirements	<p>Most of technical specification sections specify that samples of “G” designated materials shall be submitted to the U.S. Government for approval, but specification section 01330 Submittal Procedures is not included in the specification package.</p> <p>a. May the Lessor prepare 4025 or 4288 for the items required to comply with life and safety codes only and submit them to the Government for approval? (Please, refer to K-16 BTL project)</p> <p>b. For other major items, may the Lessor prepare the ENG forms and submit to the Government representative for his information only?</p>	<p>a. <i>Yes, only items required to conform to life and safety codes need to be submitted.</i></p> <p>b. <i>Yes, other items will be submitted for information only.</i></p>
74.	03 November 2008	Project Site Visit	<p>Project Site Visit on 28 October 2008:</p> <p>a. After project site visit, it seems that utility systems such as water, sewer, or exterior power lines may not be available at the project site by the time of Phase 1 groundbreaking. If so, does the Lessor have to depend on his own generator power and water trucks for construction?</p> <p>b. Existing temporary access roads constructed by Parcel 1 or Parcel K contractors may not exist at the time of ground breaking. If so, does the Lessor of Phase 1 have to construct his own access road?</p>	<p>a. <i>Yes, per the Section 2.3.5 of the RFP, the Government requires that the Lessor provide temporary utilities to the site to support construction activities. Following Amendment 001 to the RFP, Section 2.3.5 states: “Utility work for Phase I will be scheduled in order to ensure completion of site utility work in time for the Substantial Completion and Government Acceptance of Phase I. Offerors should assume off-site utility infrastructure is in place by Substantial Completion and Government Acceptance for each phase. Utility connections will not be available through USAG-H during construction to support the Lessor’s construction activities. The Lessor will be responsible for the provision of temporary utilities for its use during construction that link to public off-site utilities. These costs should be factored into Offeror’s development cost assumptions.”</i></p> <p>b. <i>Yes, the Lessor should anticipate the construction of</i></p>

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				<p><i>any roads required to access the construction site.</i></p> <p><i>Amendment 002 will add the following to Section 2.3.5: "The Lessor will be responsible for the provision of access/haul routes for its use during construction as necessary. These costs should be factored into Offeror's development cost assumptions. The U.S. Government will provide permanent off-site roadways accessing the site for each Phase which will be scheduled for completion prior to Substantial Completion and Government Acceptance of each Phase. Offerors should assume off-site roadways will be in place by Substantial Completion and Government Acceptance for each Phase."</i></p>
75.	05 November 2008	Pricing	<p>The commitment from Lenders for providing loan are based on not only the pricing but also the terms and conditions on the contracts in relation to the Project such as lease agreement, construction contract and O&M contract ("project contracts"). However, the terms and conditions of the project contracts will not be legally bound by the time of submitting the Proposal and there may be a great difficulty for Lenders to make the commitment on the Project under uncertain condition. Therefore, legal due diligent to review the final terms and conditions on the project contracts is necessary as a final step for execution for providing loan. I understand that it is acceptable for the Lenders to issue the LOC under the condition on the final due diligence without changing the pricing(refer to the Q&A item 18). I think legal review of all the terms and conditions in the project contracts are part of due diligence, so I believe it is also acceptable for the Lenders to issue LOC with fixed price(spread) subject to reviewing the final terms and conditions on the project contracts, i.e. "the terms and conditions in the project contracts to be signed shall be satisfactory to the Lenders". Please advise me if there is any misunderstanding on it.</p>	<p><i>There is no misunderstanding.</i></p>